

**Coolidge School Re-Use Task Force
Finance Meeting Room, Town Hall
Maynard, Mass.
5:30 p.m. Tuesday, March 17, 2015**

Present:

Task Force Members:

Lee Acker Tim Hess Jack MacKeen Ken Neuhauser
Rick Lefferts

Task Force Members

Absent: Vicki Stevens, Sally
 Bubier

Also Present:

Lynda Thayer

Ellen Duggan
Haley Fritz

Angus Jennings, of A.G. Jennings, LLC

1. Minutes of the March 3, 2015 meeting

As amended/corrected per Jack's recommendation (typo regarding name of Historical *Commission*), the minutes were approved by unanimous vote of members present.

2. Updates on specific member assignments:

A. Previous Coolidge Committees

1. Ken [Per Dave Hull] no reports of earlier committees have turned-up
2. Jack recalls the most recent effort as aimed specifically at affordable housing

B. Operating Costs

1. Ken: School budget allocate(s/d) approx. \$35k/yr to maintenance at Coolidge
 - a. This break-down:

\$11,000	heat
\$8,000	utilities
\$11,600	maintenance
\$4,000	allocated costs

- b. So, we'd need about \$3k/mo to break-even
and/but a non-municipal owner would have some additional costs
snow-plowing is an example

2. Jack (reporting for Sally): Spoke w/ Karl Baldrate of Hudson-Maynard Adult Learning; his group:

- a. Paid \$9k/yr rent, plus a \$800-\$1000 yr-end donation (to total \$9 to \$10k/yr)
 - b. Is now at the mill, paying \$1000/mo rent until August 2015

C. Spring TM article

Resolved w/o need to write letter.

D. Building Inspection

1. Rick Asmann (with Mary Brannelly) visited the building recently, and observed conditions throughout – including the attic.

- a. The building is not condemned.
- b. The roof leaks are confined to flashing
- c. The roof structure appears sound
- e. Rick suggests high-occupancy meetings or events not be held at Coolidge
- f. There are some pipe leaks, including one which drips onto the fire alarm sensor. This leak was to have been repaired last week.

2. Vicky asked a roofing contractor contact about the roof, he offered:

- a. slates should last about 200 years
- b. flashing should last about 80 years
- c. to prepare an estimate to repair and/or replace the flashing

E. Potential of any Town Funds for the work of the CSRUTF

1. There may be approx. \$38k available from two sources:

a. Approx \$35k is available from a Coolidge/Reo article, of which approx. \$17k may be committed (TA to verify). Balance of \$18K plus \$20k available through CPC after STM vote. CPC funds can be accessed day after TM.

F. Potential of the Historic Society holding an Open-House, or similar event

1. Ellen asked the HS and they are interested in that kind of thing.

G. Food Pantry

Town Administration is open to the possibility that the Food Pantry might remain in the building for the near-term, subject to a discussion of terms with School Committee.

3. Angus Jennings' presentation of his report on the Feb 28th Public Forum

Angus reviewed his report and general discussion of the forum.

4. Discussion of Next Steps

A. Jack asked the group to consider whether any consensus seem to be emerging around three questions.

1. To divide the parcel (so the playground and building each occupy distinct lots) or not?

A straw poll shows the room is unanimous in favor of supporting separation, but setting specific boundaries should be done later in the process.

2. To preserve the building or not?

a. With a somewhat less clear sense of mandate, there was a consensus in the room to recommend the building be preserved, with the definition of preservation to be established.

3. Ownership: Should the town keep the building or sell it?

a. The discussion did not reveal a consensus regarding ownership.

b. We noted the 02.28 Public Forum straw poll vote indicating that of 34 people voting, zero (0) voted for “It is important to me that the building stay in public ownership.”

c. We noted also that in the specific language of the questions asked in the forum and the answers from which participants were invited to choose, use and ownership are somewhat conflated, and the resulting confusion may have skewed the tally.

d. We noted also the appearance and possibility that uses recently and currently housed in the building are now satisfied only temporarily and at significant expense

B. Jack has been in-touch with Doug Kelleher of Epsilon Associates, a possible Preservation Consultant.

1. The current MACRIS report concerns itself with the exterior of the building and not the interior.

2. Epsilon can prepare a proposal with a Scope of Work to include:

a. A report on the building’s interior – condition, merit, etc

b. Availability, applicability, conditions, etc, for Federal Tax Credits

i. Epsilon confirmed that inclusion/appearance on the National Register of Historic Places is a necessary condition for receiving Federal tax credits

ii. Some developers regard the application process for Federal Tax Credits as especially onerous, and this perception may limit the pool / market.

iii. Some developers may not value the NRHP designation, etc, etc

c. Availability, applicability, conditions, etc, for State Tax Credits

C. Jack opened the floor to opinions and questions from the public

1. Ellen states that:

a. Whatever happens here must be compatible with the neighborhood and the playground.

b. If an RFP is used to market the property, that RFP should be tailored to the specific conditions here, and a “boilerplate” RFP would be insufficient.

c. Maynard is a CPA community.

2. Linda:

a. Would prefer that the town maintain ownership of the building.

b. Raises question of Public Forum survey language clarity / confusion.

3. Haley states that she understood the Forum to express the clear consensus for public use of and access to the interior of the building.

D. Jack forwarded the report of a Town of Newton building re-use task force with a charge similar to our own, and suggested it might serve as a model for our report.

The Newton team used the RFP to define broad goals and standards by which proposals would be evaluated, remaining free of explicit detail.

E. Ken suggests we issue some specific assignments to members to complete and report upon in our next meeting. All agree this is a good approach.

1. How much money **as an on-going rent expense** is the School Committee spending to house the administration – now and into the future?

2. How much money ***as a capital expense / investment*** has/will the Council on Aging spent/spend to house their (staff/programs/needs) now and into the future?
3. What would be potentially available as an annual contribution?

5. The next meeting is Tuesday, March 31st.

6. The meeting adjourned at 7:05pm.

END